



**TO LET**

**OFFICE SUITES**

**5 CHARLOTTE SQUARE, NEWCASTLE UPON TYNE NE1 4XF**



Sanderson  
Weatherall

## Summary

- City Centre Location
- Low Asking Rents
- Business Rates Relief For Qualifying Businesses
- Sizes Range From 320 sq ft (29.74 sq m) to 789 sq ft (73.34 sq m)
- Subject to Contract

## Description

5 Charlotte Square is a striking Grade II listed building comprising a Georgian style office arranged over four storeys designed by the famous architect William Newton. There are currently 5 vacant suites located on the second and third floors of the building which are accessed via the central entrance which is elevated and accessed from a short flight of stone steps.

Internally the suites on the second floor are fully carpeted with suspended ceilings incorporating strip lighting, double glazed timber frame windows and WC facilities. Other occupiers in the building include D6 Culture In Transit. Access to the building is granted via an intercom entry system.

## Accommodation

We understand that the suites provide the following approximate Net Internal Areas:

Description	sq m	sq ft	Rent @ £8 psf
2nd Floor Front Left	29.74	320	£2,560 pa
2nd Floor Front Right		LET	
2nd Floor Rear		LET	
3rd Floor Front	55.71	600	£4,800 pa
3rd Floor Rear	73.34	789	£6,312 pa



## Location

Charlotte Square is a well established and highly accessible location situated in the heart of Newcastle upon Tyne's central business district. Positioned just off Gallowgate and adjacent to Stowell Street and the historic Chinatown area, the square benefits from excellent connectivity to the city's key amenities and transport links.

Newcastle Central Station is within a short walking distance, providing frequent rail service to major UK cities, while numerous bus routes and Metro stations offer convenient local and regional access. The area is home to a mixture of professional offices, independent retailers and leisure amenities, making it a desirable and vibrant setting for a wide range of commercial occupiers.

## Lease Terms

The suites are available to rent for a term of years to be agreed and on an Effective Full Repairing and Insuring Lease.

## Service Charge

A service charge is currently levied to maintain the common areas and external envelope of the building. Further information is available upon request.

## Energy Performance Certificate

The property has an Energy Asset Rating of Band C (62). A full copy of the Energy Performance Certificate (EPC) can be obtained via the following link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)





## Business Rates

With effect from 1 April 2023 we understand the suites are assessed for rating purposes as follows;

2 <sup>nd</sup> Floor Front Left:	£3,700
2 <sup>nd</sup> Floor Front Right:	TBC
2 <sup>nd</sup> Floor Rear:	£4,200
3 <sup>rd</sup> Floor Front:	£3,200
3 <sup>rd</sup> Floor Rear:	£4,200

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

## Services

We understand that the property benefits from electricity and water service connections, however, any interested party is advised to make their own investigations with regard to this matter. None of the services have been tested or warranted.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



# Contact

For further information or to arrange a viewing please contact the sole agents:

**James Fletcher**



07894 411 871



[james.fletcher@sw.co.uk](mailto:james.fletcher@sw.co.uk)

**Amy Lamming**



07561 710 960



[amy.lamming@sw.co.uk](mailto:amy.lamming@sw.co.uk)



**Sanderson  
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL